



Zoning Board of Appeals

Date: June 25, 2019

Time: 7:45 p.m.

Location: Town Hall Annex, Floor 1 Conference Room

Meeting Minutes

Attendance: Patrick Quinn, Chair; Christian Klein, Vice-Chair, Roger DuPont, Esq., Shawn O'Rourke, Kevin Mills.

1. Docket #3594 - 72-74 Grafton Street
2. Docket #3596 - 88-90 Varnum Street
3. Docket #3597 - 83 Wright Street
4. Docket #3599 - 206 Waverly Street
5. Docket #3600 - 39 Fox Meadow Lane

Docket #3594 72-74 Grafton Street

The Petitioner, 72-74 Grafton Street LLC applied for a Special Permit. The scope of the work was to include a dormer. The increase in Gross Floor Area would make the property more non-conforming there for a Special Permit under Section 8.1.3 would be required. The petitioner was represented by Attorney Robert Annese. Mr. Annese explained to the board that even though the property did not meet the Open Space requirement, the plan was to remove the garage to create at least some open space that did not exist before. It was noted and agreed that the request met all of the criteria for a Special Permit. There were no objections and the Special Permit was granted with conditions. See Decision of The Board for details.
SO VOTED 5-0

Docket #3596 88-90 Varnum Street

The Petitioner, Home Helper Real Estate Services applied for a Special Permit under Section 8.1.3 of The Zoning Bylaw. Mr. Annese represented the Petitioner. Mr. Annese explained to the Board that this was a similar request as 72-74 Grafton Street. The Petitioner wanted to increase the living space but did not meet the Usable Open Space requirement. Because the pre-existing non-conformity would be increased, a Special Permit would be required. There were concfrom Mr. McLucas the neighbor to the south of 88-90 Varnum Street. Mr. McLucas was concerned about the height of the structure after construction. Mr. Annese said the height would not exceed the existing height of 31'6". The Board approved the Special Permit with conditions. See Decision of The Board for details. SOVOTED5-0

Docket #3597 83 Wright Street

The Petitioner, Marco and Lisa daSilva, were seeking a Special Permit under Section 5-18 of the Zoning Bylaw. They were represented by their attorney Mr. Robert Annese. Because the addition exceeded 750 square feet of additional gross floor area, a Special Permit was required. Several neighbors were concerned about the construction due to the ledge on the property. The questions were addressed by the builder Mr. Edward McDonald. Mr. Trembley, a direct abutter spoke in favor of the project and reported to the Board that in fact the proposed project would improve the parking situation. The Board approved the Special Permit as presented. See Decision for details. SO VOTED 5-0

Docket# 3599 206 Waverly Street

The Petitioner, Aram Faghfour and Parisa Mohajery are seeking a Special Permit to construct a "Large Addition" to their residence at 206 Waverly Street. They were represented by their architect Vu Alexander. Mr. Alexander explained to the Board that the Petitioners loved their home but additional space was needed due to a growing family. Nobody opposed the request. Mr. Klein wanted more information by way of additional elevations. Mr. DuPont noted differences between the Registry of Deeds plan and the survey. The architect noted the certified plot plan was correct. For greater

detail, please refer to the Decision. At the end of the hearing, the Special Permit was approved with conditions. SOVOTED5-0

Docket #3600 39 Fox Meadow Lane

The Petitioners, Caitlin and Brian Williams were seeking a Special Permit for a "Farmer's Porch". Because the porch would exceed 25 sq ft, a Special Permit under Section 5.3.9 (Projections into Minimum Yards) of The Zoning Bylaw. The Petitioners explained to the board that most of the activity in that neighborhood happens out front. (children playing, neighbors socializing, etc) The request would not only be in harmony with the neighboring houses but would enhance the property as well. There were no objections to this request. Mr. Quinn called for a motion. The request for the Special Permit was approved. See Decision of the Board for details. SO VOTED 5-0

